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March 10, 2014

By Email and U.S. Mail

Andrew Thomas, City Planner  
Community Development Department  
City of Alameda City Hall  
2263 Santa Clara Avenue, Room 190  
Alameda, CA 94501-4477

**Re: Requests by Property Owners/Applicants for Adjustments in the City's  
Processing and Review of Applications for Development of New Homes on Packet  
Landing Road and a New Athletic and Fitness Club on North Loop Road Parcels**

Dear Mr. Thomas:

This letter is on behalf of Harbor Bay Club Associates, the owner of the parcel located at 200 Packet Landing Road currently occupied by the Harbor Bay Club, and Harbor Bay Isle Associates, the owner of three vacant parcels on North Loop Road. By this letter, we are withdrawing the Application for redevelopment of the Packet Landing Road site with a new residential neighborhood of 80 single family homes and requesting that City staff terminate processing and review of that Application. Also, as explained more fully below, we are requesting that City staff move forward with processing the Application for a new athletic and fitness club on the North Loop Road parcels and to do so on an accelerated schedule.

On August 28, 2013, Harbor Bay Club Associates as owner of the Packet Landing Road parcel and Harbor Bay Isle Associates as owner of three vacant parcels on North Loop Road filed two Applications with the City: one for the development of a new athletic and fitness club on the North Loop Road parcels, and the other for redevelopment of the Packet Landing Road site with new homes. On December 4, 2013, we filed with your Department updated separate Narrative Statements for the two Applications that clarified that the proposed developments at the two sites are no longer necessarily linked to each other, and we suggested that Planning staff review project plans, maps and other documentation for the proposed developments on each of

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these two sites separately and with their own timelines. We understand that the City has been processing the two Applications separately as appropriate for distinct and separate projects, with a draft EIR being prepared that is considering the potential environmental impacts and mitigation measures for each of the two proposed development projects, including evaluation of a Hotel and Conference Center Alternative to new homes for the Packet Landing Road site.

By this letter, we are withdrawing the Application for new homes on the Packet Landing Road site and requesting that the City terminate the preparation of the draft EIR for a project on this site that includes evaluation of a Hotel and Conference Center Alternative. Our withdrawal of this Application from processing by the City and our request to stop work on the draft EIR are prompted by the considerable levels of confusion and misplaced concerns about the proposed project that have surfaced in the community due to misunderstandings and erroneous interpretations about the history, background and context of the City's approvals for Harbor Bay Isle and the Harbor Bay Club about the City's prior agreements with the developers of Harbor Bay Isle. This current climate in which opponents of residential redevelopment of the Harbor Bay Club site are pushing for premature denial of the Application for new homes on the Packet Landing Road site before the EIR or the City staff's reviews of the Application are completed has seriously jeopardized the prospects for a careful and reasoned evaluation of the merits of the proposed project or reasonable alternatives, their environmental impacts and available mitigation measures before any decision is made by the City regarding the Application. My clients have a long history of working cooperatively with the residents and homeowner associations that make up the Harbor Bay Isle community, and we have not wanted to engage in arguments or disputes with persons who have raised concerns or objections to redevelopment of the Packet Landing Road site with new homes or a Hotel and Conference Center.

By this letter we are also requesting that the City continue to review the Application for a new athletic and fitness club on the North Loop Road parcels and to do so on an accelerated

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schedule. This Application is for a use permitted under the previously approved Planned Development for the Harbor Bay Business Park and does not require a General Plan Amendment or rezoning. The City's standard practice for environmental review of Final Development Plans and Design Review for proposed developments of vacant parcels in the Harbor Bay Business Park has been to rely on the 1989 Addendum to the Harbor Bay Isle Final EIR as the general framework for CEQA compliance and, where necessary, to augment that document with a review focused on any potential environmental issues related to the individual development. We request that this standard practice be continued in this instance. The City can obtain from the environmental consultant working on the draft EIR for both development projects sufficient data on potential environmental impacts and appropriate mitigation measures to complete the CEQA analysis of the Application for a new athletic and fitness club on the North Loop Road parcels. Staff can move forward with finishing its review of the Application and its recommendations for the Planning Board to consider the Final Development Plan and Design Review of the proposed new athletic and fitness club on North Loop Road.

Your attention to our requests will be appreciated.

Sincerely,



DANIEL F. REIDY

Attorney for Harbor Bay Club Associates and Harbor Bay Isle Associates

cc: C. Timothy Hoppen, President, Harbor Bay Isle Associates